

STAFF COMMENTS: 04/13/10

**REMINDER FOR COMMISSIONERS TO STATE THEIR NAME BEFORE SPEAKING.
REMINDER FOR STAFF TO COME TO THE PODIUM WHEN SPEAKING.
REMINDER TO TURN OFF ALL CELL PHONES DURING THE MEETING...**

ITEM 1. ::Review :: Staff comments for the commissions review included herein.

ITEM 2. ::Action Item : Administrative:: This 3rd extension and the project has not been completed. Communication towers are conditionally approved within the OSC-20 zone. As previously review, the applicant submitted the site location plan and photos of the project site showing what the site looks like currently. The Forest Service agreements were to be signed at the beginning of 2010 (see copy of previous minutes) There is a requirement for colocation and the accessory equipment shelters are existing. This application meets the requirement for a "lattice type" tower and there may be no need to create a "fall" zone, as this property is located a great distance from other private property, with the leased area being 100' x 100' and the tower being located on the north side of the parcel. The steel lattice tower is 100' in height with a underground concrete foundation. There is a 6' tall chainlink fence with barbed wire for security purposes. The building department shows no permit issued as yet on this use, so the applicant will be invited to attend the meeting and update the commission on progress. (See site plan included herein)

ITEM 3. ::Action Item : Recommendation:: This item was tabled previously for further input on the line size and further review on the easements; included herein are the minutes of approval of the Black Gulch to Diamond Valley rebuilding on October 13, 2009. Over all, this will be the 3rd extension in 5 years. These types of uses for utilities are conditionally approved within the OSC & OST zone (County Code 10-6A-3 & 10-6B-3). The utility has received approval to expand the existing St. George Switchyard (SGSY) in the Red Hills Desert Reserve, building a 138 kV line from SGSY to Middleton Substation, and building a 138 kV double circuit line convertible to 345 kV (to replace the existing 138 kV line) from Red Butte Substation near Central, Utah to SGSY. They have installed a tortoise fence around the substations. Both UAMPS and PacifiCorp (Rocky Mtn. Power) are in need of this expansion project, so they have joined together in this effort. PacifiCorp (Rocky Mtn. Power) is amending their existing BLM ROW and Dixie National Forest special use permit to add facilities and increase capacity. The new 138 kV double circuit line will be built 25 feet west of and parallel to PacifiCorp's (Rocky Mtn. Power's) existing 138 kV line, which will be removed afterward. (See route map & drawings for existing facilities, 2006 & 2009 proposed expansions included herein) The applicant will be invited to review their progress with the commissioners

ITEM 4. ::Action Item : Recommendation:: This item was tabled previously for a complete site plan and review of agreements with the Water Conservancy District. Barbara Hellje has indicated a letter is forth coming prior to the meeting date. After staff meeting review, all criteria requested was met or arrangements made to delivery. Hurricane City e-mailed a letter with their concerns, so the applicant is scrambling to provide answers for their existing water and power service that may no longer be available. Noted is a brief history of Pah Tempe, which has been in operation prior to the Zoning Ordinance adoption in 1972, thus, the spa and swimming has been on going and considered a grand father use within the OST-20 zone. Approximately 10 years ago, the use was expanded to a bed and breakfast and conference rooms, which were conditionally approved. Mr. Anderson indicated they no longer run the bed and breakfast facility. Whereas,

there is an annexation in process with LaVerkin City, they will be notified of this request and meeting date (see copy of letter from LaVerkin City with detailed instructions). The applicant would like to move forward on the development of the zip lines, creating a recreational facility on this property. The applicant as addressed all of the concerns about engineered plans and compliance to LaVerkin City regulations, water and sanitary facilities, and emergency services available. (See site plan and minutes included herein) Todd Edwards with the Public Works Department has met on site with the engineer and the requirements of that review have been met.

ITEM 5. ::Hearing : No Action:: The commission will need to open a public hearing as referenced by State Code, whereas amending Washington County Land Use Ordinance requires a minimum ten days published notice and 24 hour posting of agenda before other public meetings. *This item is in conjunction with the item below.*

ITEM 6. ::Action Item : Recommendation:: The commission will recall reviews of this ordinance since work meetings in January and February. Suggested corrections have been made to the Iron County Ordinance (redlined document included herein) The commission may recall that the Washington County Commission has a concern that we will have a proliferation of individual units for personal use. Mr. Gerald Sieren provided a copy of his recommendations for the County to adopt and the Commission reviewed each item, deleting several. This has been combined with the revised version of what was taken from the Iron County Ordinance on small wind energy systems. The commission will need to review revised documentation. Washington County is ready to adopt the wind energy ordinance. The chairman made a statement at the October 9, 2009 meeting announcing the intent to implement the ordinance, which allows for a six (6) month moratorium on Wind Energy and we are getting close to our 6th month of review, April 9, 2010. The commission agreed at the previous meeting that with changes made this could go directly to the advertising process for a hearing on April 13th. This was properly advertised. (See copy of ordinance included herein)

ITEM 7. ::No Action:: Staff decisions from the Land Use Authority Staff Meeting on April 6, 2010. (Minutes attached)

ITEM 8. ::Action Item: Administrative:: Copy of minutes will be available at the meeting if not included herein.

ITEM 9. Action taken on Planning Items by the Washington County Commission on April 6, 2010, beginning at 4:00 p.m.:(a) Conditional use permit for an exception to height limitations on a 60' silo and to establish a batch plant at Snowfield rock products, which is an existing gravel crushing operation north of Pintura. Tom Walbom/Granite Construction Company, applicant.

ITEM 10. General reporting on various topics. Any report or topic under this line item needs to be noticed, as per State Code. **Please schedule items for this agenda line item with the Land Use Authority Office no later than 10:00 a.m. on the 1st and 3rd Wednesdays of each month**